

# SAN ANTONIO PLANNING COMMISSION AGENDA



**January 11, 2006**



2:00 P.M.

James Darryl Byrd, *Chairperson*

Murray H. Van Eman, *Vice Chair*

Cecilia Garcia *Chair – Pro Tem*

Robert Hanley

Amelia Hartman

Jose R. Limon

Dr. Francine S. Romero

Elisa Chan

John Friesenhahn



THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.



CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

### A. Work session, **1:00** P.M., Tobin Room

- Discussion and follow-up from the Planning Commission retreat held on September 16, 2005.
- Briefing on agenda items may be discussed (Development Services)
- Presentation and discussion on Planned Unit Development (PUD) Plans

### 2. 2:00 P.M.– Call to Order, Board Room

### 3. Roll Call

### 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### Planned Unit Development (PUD) Plans:

Council      Ferguson  
District      Index #

A. 05-032      **Lime Stone Ranch**      **OCL 447 A-3**  
(Located south of the intersection of IH-10 West and Tarpon.)

### REPLATS:

B. 050508      **Bitters Point Villas PUD**      **9      516 B-6**  
(On the southern side of Bitters Road, west of Blanco Road.)

C. 050559      **Ray Bon Midcrown**      **2      585 A-3**  
(South of Eisenhower Road between Ray Bon Drive and Midcrown Drive.)

## **CONSENT ITEMS**

**NOTICE TO THE PUBLIC:** All matters listed under “Consent Agenda “ are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

### **PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:**

- |           |               |   |                    |
|-----------|---------------|---|--------------------|
| <b>6.</b> | <b>05-032</b> | <b>Lime Stone Ranch (PUD) Plan</b><br>(Located south of the intersection of IH-10 West and Tarpon.) | <b>OCL 447 A-3</b> |
|-----------|---------------|---|--------------------|

### **PLATS:**

- |            |               |  |                    |
|------------|---------------|--|--------------------|
| <b>7.</b>  | <b>050508</b> | <b>Bitters Point Villas PUD</b><br>(On the southern side of Bitters Road, west of Blanco Road.)                    | <b>9 516 B-6</b>   |
| <b>8.</b>  | <b>050559</b> | <b>Ray Bon Midcrown</b><br>(South of Eisenhower Road, between Ray Bon Drive and Midcrown Drive.)                   | <b>2 585 A-3</b>   |
| <b>9.</b>  | <b>050170</b> | <b>Enclave at Canyon Springs, Unit 1</b><br>(On the east side of Canyon Gulf Road, north of Overlook Parkway.)     | <b>OCL 451 A-7</b> |
| <b>10.</b> | <b>050418</b> | <b>Blanco at Bitters</b><br>(At the northwest corner of Blanco Road and Bitters Road.)                             | <b>9 516 B-6</b>   |
| <b>11.</b> | <b>050454</b> | <b>Limestone Ranch, Unit I PUD</b><br>(On the western side of IH-10, at Limestone Pass.)                           | <b>OCL 447 A-3</b> |
| <b>12.</b> | <b>050485</b> | <b>Mission Mercado</b><br>(On the northeast corner of the intersection of Roosevelt Ave. and S.E. Military Drive.) | <b>3 651 A-7</b>   |
| <b>13.</b> | <b>050699</b> | <b>SJR – 1604 West</b><br>(On the northeast side of FM Loop 1604, west of Oscar Wood Place.)                       | <b>7 546 C-8</b>   |

### **SPECIAL PROJECTS:**

- |            |   |
|------------|---|
| <b>14.</b> | <b>S.P. 1191</b> – Request for a license to use East Crockett and Losoya Streets Public Rights-of-Way adjacent to NCB 914. (Department of Asset Management) |
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## **INDIVIDUAL CONSIDERATION**

### **VARIANCES and APPEALS:**

- |            |                  |   |            |                |
|------------|------------------|---|------------|----------------|
| <b>15.</b> | <b>06-002</b>    | <b>Regent Care</b> (Building Permit Variance Request)<br>(At the northwest corner of Oakwell Farms and Laurens Lane.) | <b>10</b>  | <b>584 A-1</b> |
| <b>16.</b> | <b>020267</b>    | <b>Mesa Creek Commercial Unit 1</b> (Time Extension)<br>(On the east side of Pue Road, north of Kriewald Road.)       | <b>OCL</b> | <b>646 D-1</b> |
| <b>17.</b> | <b>05-09-124</b> | <b>Leon Springs Commercial</b> (Vested Rights Appeal)<br>(Near the northeast corner of IH-10 and Boerne Stage Road.)  | <b>8</b>   | <b>479 E-2</b> |

### **COMPREHENSIVE MASTER PLANS:**

- 18.** Public hearing and consideration of a resolution amending the Land Use Plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 23-acres located at the northwest corner of Heath Road and Grissom Road, more specifically described by legal descriptions NCB 15005 BLK LOT P-226, NCB 15005 BLK LOT P-227, NCB 15005 BLK LOT P-228, NCB 18670 BLK LOT 3 FORCED TO PLAT SUB'D UT-4, and NCB 15005 BLK LOT P-228B NON-ADJACENT REMAINS from Low Density Residential land use to Community Commercial and Parks land uses, Neighborhood Commercial land use to Community Commercial land use, and Community Commercial and Neighborhood Commercial land uses to Regional Commercial land use. (Planning Department)
- 19.** Public hearing and consideration of a resolution amending the Land Use Plan contained in the Nogalitos / S. Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.33-acres located at 1126 Prado Street, 1128 Prado Street, and 943 Theo Avenue West from Medium Density Residential land use to Mixed Use land use. (Planning Department)

### **LAND TRANSACTIONS:**

- 20.** A resolution recommending that the City Council approve the transfer of title of approximately 1,200 acres of real property to the Land Heritage Institute Foundation subject to restrictive covenants limiting the development and use of the property to conservation, green belt and similar uses in partial fulfillment of the Project Starbright Agreement. (City Attorney's Office)
- 21.** Request to accept 143.254 acres out of a 494.9 acre tract of land lying in the Ignacio Perez Grant, 7 Texas Reporter, 338, Bexar County, Texas from HollyHills Investments, LP on behalf of the San Antonio Parks Foundation for the purpose of extending Medina River Park to Applewhite Rd. along Medina River. (Parks and Recreation Department.)

22. **S.P. 1235** – Public hearing and consideration of a request to close, vacate and abandon a 0.305 acre tract of land out of the Apache Creek Right-of-Way adjacent to NCB 8267. (Department of Asset Management)

**OTHER ITEMS:**

23. Consideration of an ordinance amending Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas that proposes amendments that add provisions regarding fair notice of a project and permit sought; change the subdivision plat application form; add a new letters of certification form; change the Fee Schedule in Appendix “C” to apportion the current fee for subdivision plats into a fee for review of letters of certification and a fee for subdivision plat applications; and proposing amendments regarding Vested Rights and Nonconforming Uses to Chapter 34 and Chapter 35.
24. Approval of the minutes for the **December 28, 2005** Planning Commission meeting
25. Director's report
26. Questions and discussion
27. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
28. **ADJOURNMENT**